



# Zoning Staff Report

**Date:** February 10, 2026

**Case Number:** ZC-25-201

**Council District:** 10

## Zoning Map Amendment

**Case Manager:** [Beth Knight](#)

**Owner:** BDM2022 LLC

**Applicant:** Ban Alali

**Site Location:** 14271 Old Denton Road

**Acreage:** 6.10 ac

### Request

**Proposed Use:** RV service and parking

**Request:** From: “A-43” One-Family Residential  
To: “I” Light Industrial

### Recommendation

**Land Use Compatibility:** Requested change **is compatible.**

**Comprehensive Plan Map Consistency:** Requested change **is compatible.**

**Comprehensive Plan Policy Consistency:** Requested change **is compatible.**

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 11-0**

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
5. [Public Notification](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

Annexed into Fort Worth in 2011, this site is located approximately 1 ½ miles north of the Old Denton Road and SH 170 intersection and ½ mile east of the North Freeway (I-35W). Originally, the neighborhood was zoned “A-43” One-Family with 1 acre minimum to reflect the rural residential nature of the area. However, many parcels have since been zoned industrial. Several large warehouses and multiple smaller industrial uses have been developed over the years. There is a swath of properties adjacent to the site that are zoned “A-43”, some with homes and others that appear to be used for industrial purposes.

The site is at the southeast corner of Day and Old Denton Roads, both classified as residential/local streets, serving the previous residential development. The site appears to have historically been undeveloped.

The applicant notes the proposed uses will be “RV storage facility, a small office space for site management, warehouse/ indoor storage building, indoor RV storage. The rest of the site will include covered parking for different sizes of RVs. The facility will include an area for light car wash, sewer flushing, potable water tank refill and electric service to maintain battery charge.”

Outdoor vehicle storage with a primary office building and other accessory services is allowed by right in “I” Light Industrial zoning. Although a site plan is not required, the site plan submitted with the application shows landscaping up to 30 feet wide surrounding the covered and uncovered RV storage, which exceeds the landscaping required. The floodplain on the south third of the site is shown to remain undeveloped.



## Surrounding Zoning and Land Uses

North “I” Light Industrial, Unzoned ETJ / Industrial uses, vacant land  
East Unzoned ETJ / Vacant land  
South “I” Light Industrial / Single family, cell towers  
West “I” Light Industrial, Unzoned ETJ / Single family, industrial buildings

## Recent Zoning History

ZC-11-116, Council-initiated annexation, from Unzoned ETJ to A-43, approved, 12/8/2011.

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing to develop the site for industrial uses, on a lot that has not contained any development except for a gas well that was removed more than 10 years ago. The adjacent properties are zoned predominantly “I” Light Industrial, with two “A-43” One-Family zoned lots in the larger vicinity. The surrounding industrial land uses mirror the current zoning, while the residential uses are two single family residences. The proposed “I” Light Industrial additionally removes unnecessary residential front yard and buffering restrictions on the surrounding industrial lots. The proposed zoning request for future industrial development **is compatible** with the surrounding land uses and leaves the greatest concentration of trees untouched in the floodplain.

### Comprehensive Plan Consistency – Far North Planning Sector

The 2023 Comprehensive Plan currently designates the subject property as “Light Industrial” on the Future Land Use Map. The requested industrial land uses would be included in the list of zoning districts envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below, and is considered to be **consistent**.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>INDUSTRIAL</b>		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial

The proposed zoning is consistent with the land use designations for this area and with the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Encourage clustering of development sites within new subdivisions to avoid steep slopes (greater than 15%) and to conserve 100-year floodplains, existing tree cover, wildlife habitat, storm water detention areas, riparian buffers along natural waterways, and archeologically significant sites.
- Leave floodplains in their natural state (with hike/bike trails encouraged) to improve water quality and minimize flooding.

Based on conformance with the future land use map and with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

## Public Notification

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **December 30, 2025**.

### Posted Notice

A sign was erected on the property on **December 23, 2025**.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

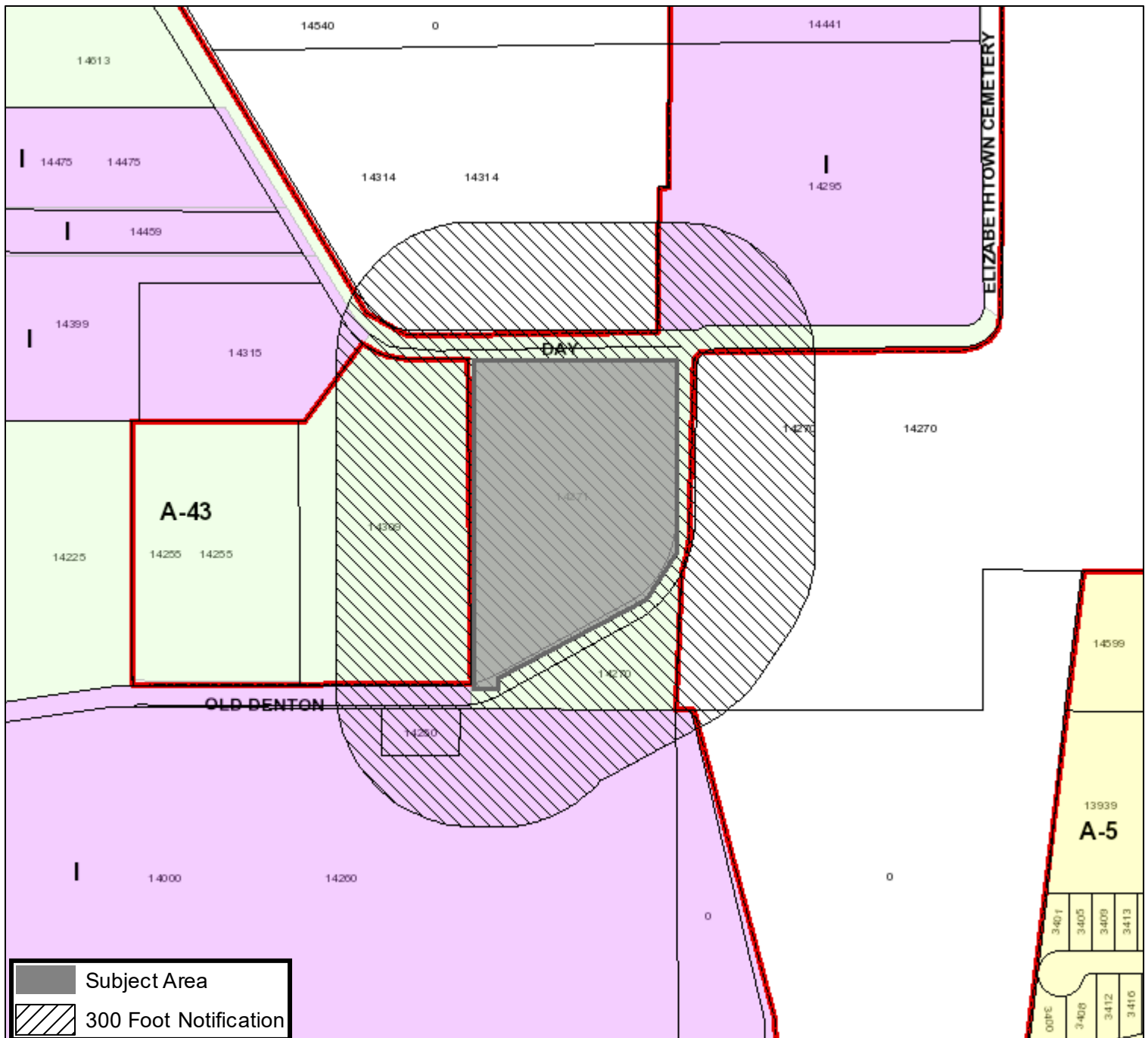
The following organizations were emailed on **December 30, 2025**:

Organizations Notified	
North Fort Worth Alliance	Streams and Valleys, Inc.
Trinity Habitat for Humanity	Northwest ISD

*\*Not located near a registered Neighborhood Association*

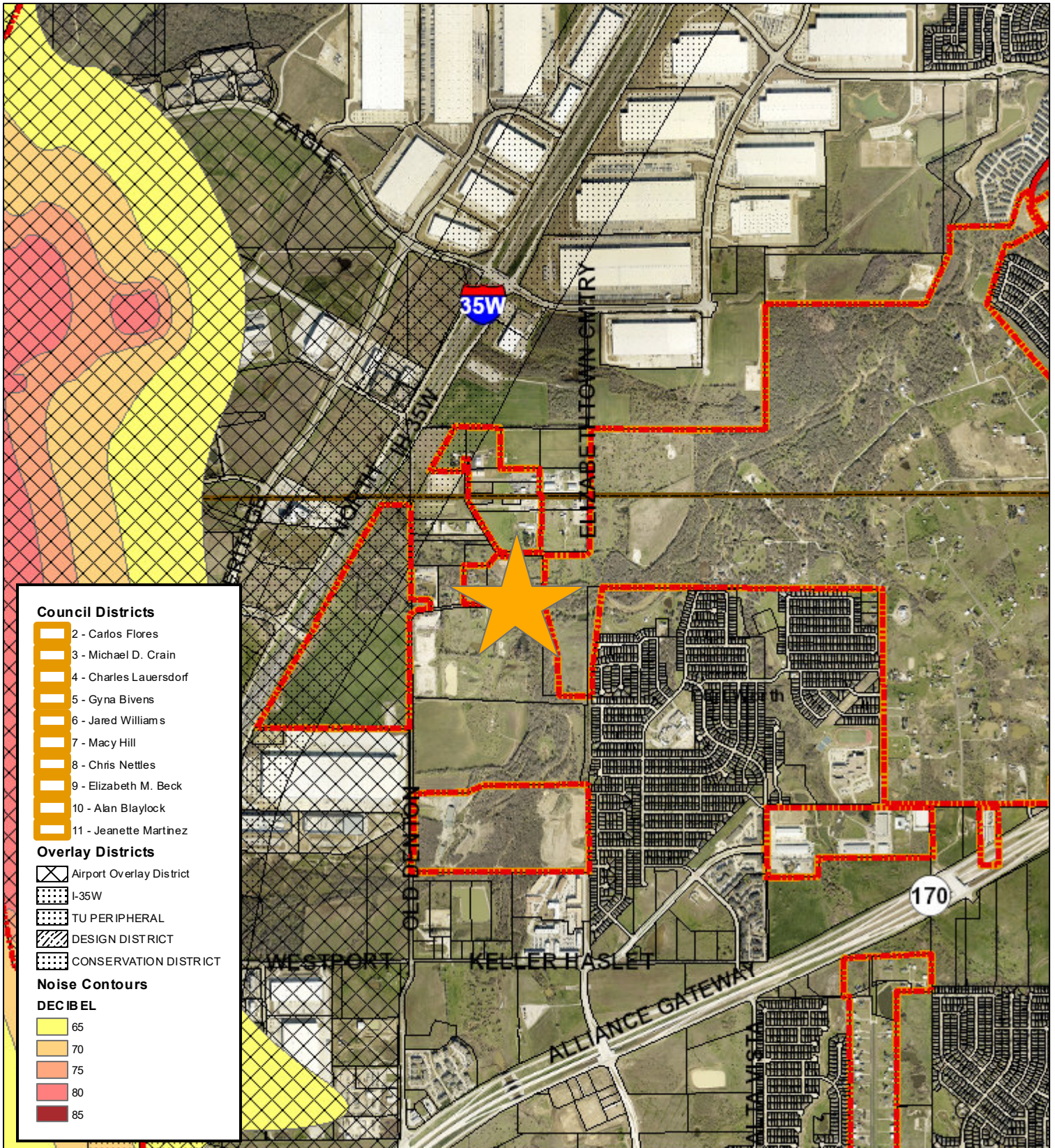


Applicant:	BDM2022 LLC/Ban Alali
Address:	14271 Old Denton Road
Zoning From:	A-43
Zoning To:	I
Acres:	6.10030963
MapSCO:	Text
Sector/District:	Far North
Commission Date:	1/14/2026
Contact:	817-392-8190





### Area Map



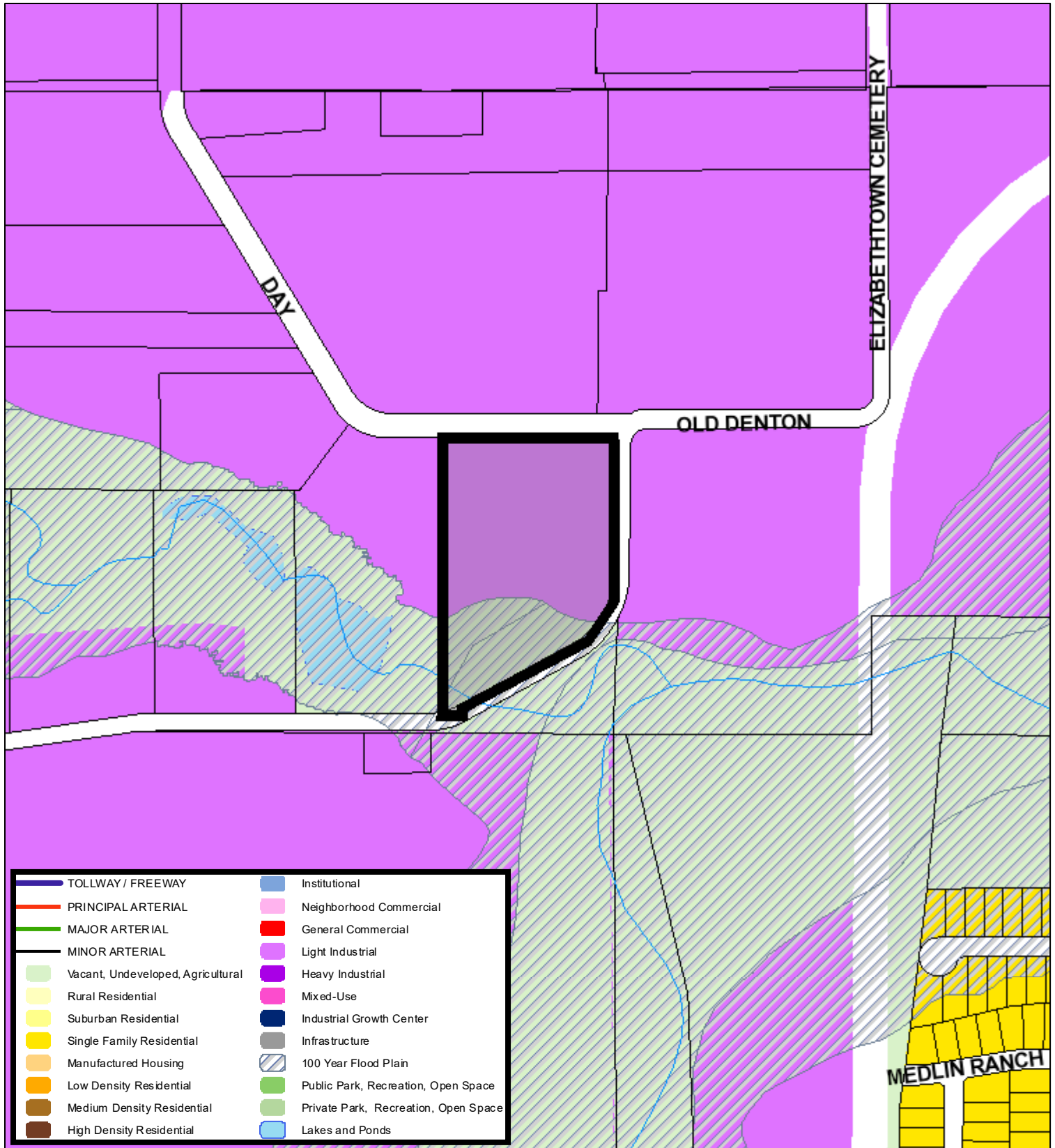
0 1,000 2,000 4,000 Feet





ZC-25-201

## Future Land Use



340 170 0 340 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.

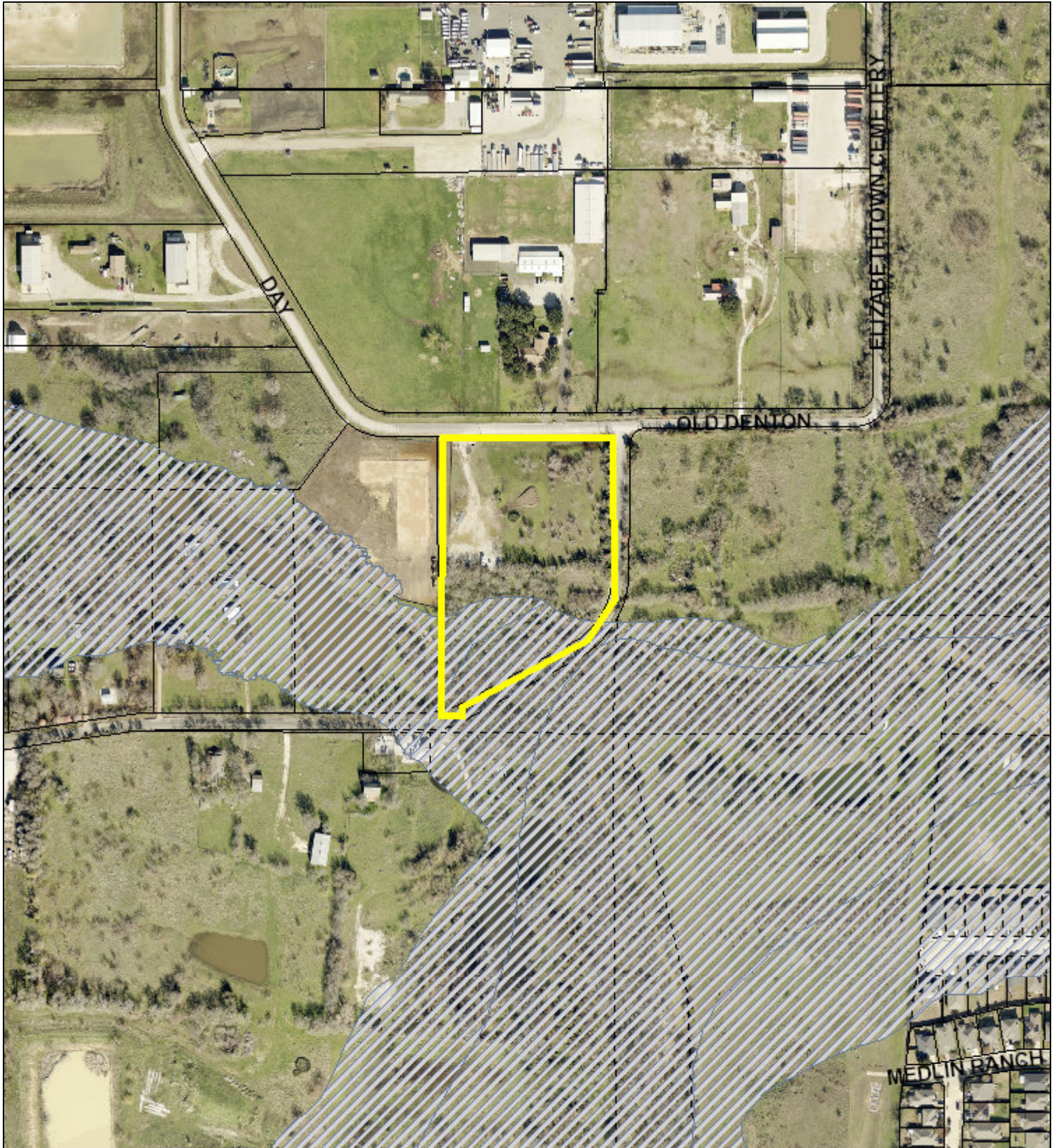






ZC-25-201

## Aerial Photo Map



0 220 440 880 Feet

